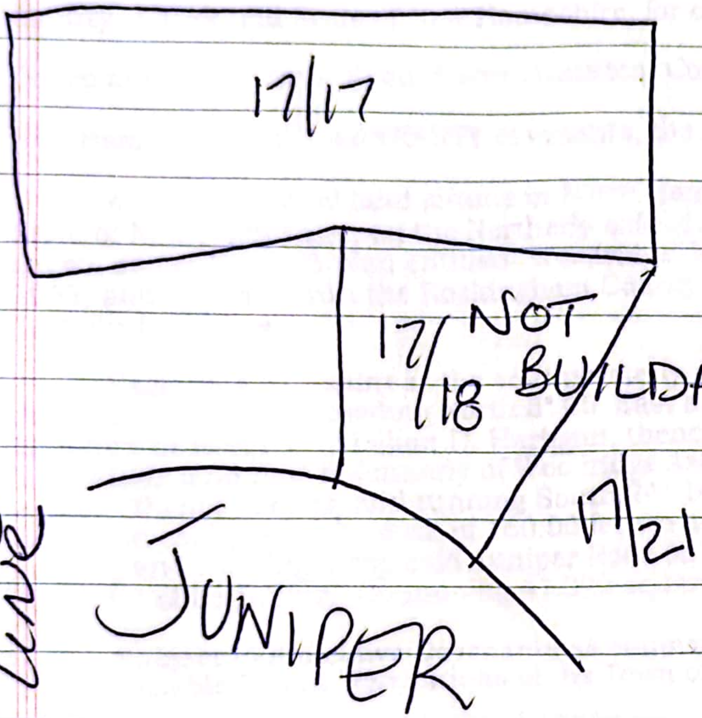
Maria Dockery 964-6498

- North Hampton -

lives at 33 Birch Road - map 17 Lot 17

also owns MAP 17 LOT 18

ON JUNIPER


17/17
17/18
NOT BUILDABLE
17/21
JUNIPER

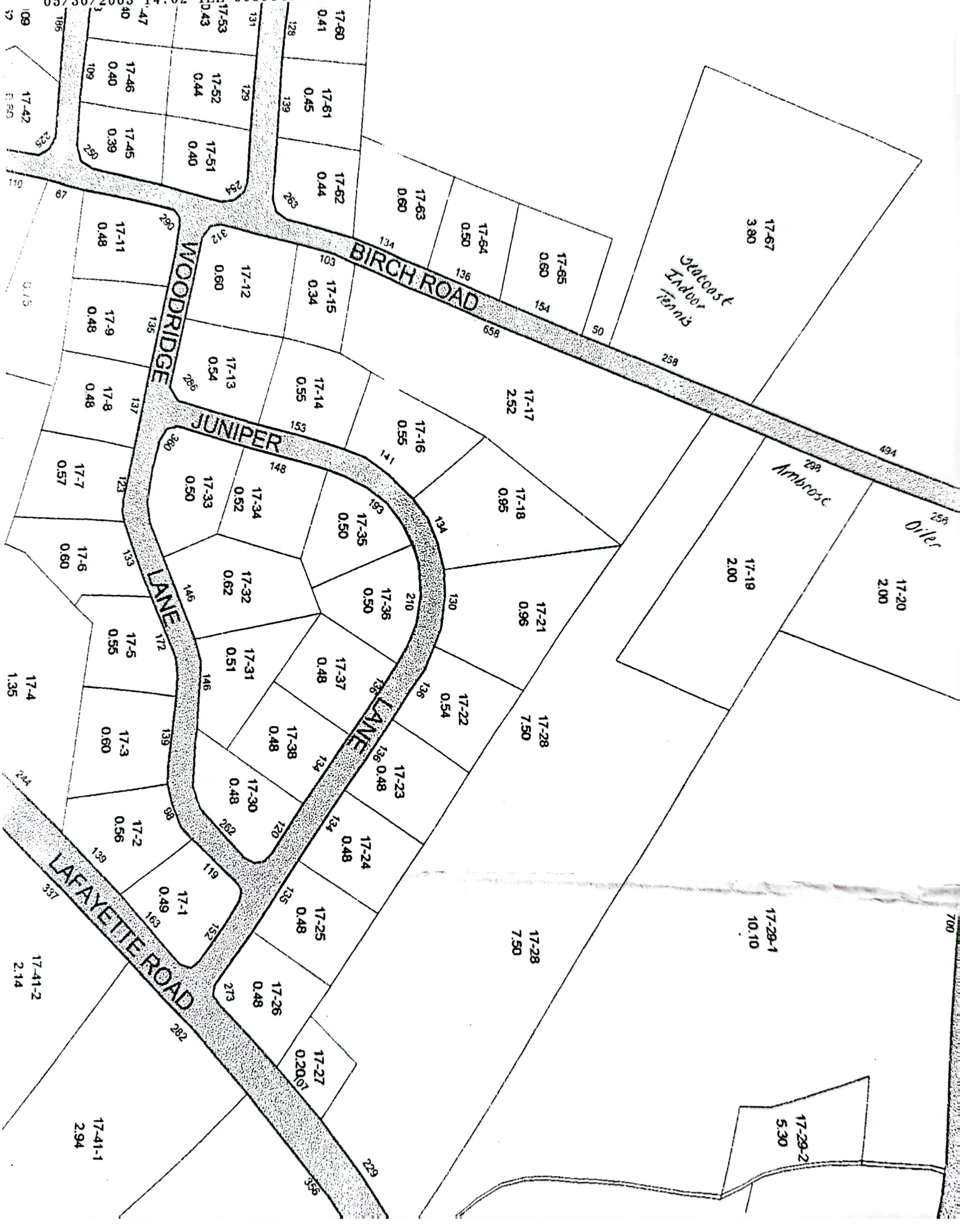
CONFUSION ABOUT LOT LINE against 17/21

[redacted]

$600-$800 to site line

DUANE is ABUTTER
(last name)

$50/hr to consult on site


17-60
0.41
17-53
0.43
17-46
0.40
17-52
0.44
17-61
0.45
17-42
17-45
0.39
17-51
0.40
17-62
0.44
17-63
0.60
17-64
0.50
17-65
0.60
17-67
3.80
Seacoast Indoor Tennis
186
109
131
128
129
139
225
250
254
110
67
263
290
312
134
103
136
154
50
658
258
17-11
0.48
17-12
0.60
17-15
0.34
BIRCH ROAD
WOODRIDGE
17-9
0.48
135
17-13
0.54
286
17-14
0.55
17-17
2.52
17-8
0.48
137
JUNIPER
153
141
17-16
0.55
494
298
Ambrose
256
Oiler
17-7
0.57
123
360
148
17-33
0.50
17-34
0.52
193
17-35
0.50
134
17-18
0.85
17-6
0.60
133
146
17-32
0.62
210
17-36
0.50
130
17-21
0.96
17-19
2.00
17-20
2.00
LANE
172
17-5
0.55
146
17-31
0.51
17-37
0.48
136
136
17-22
0.54
17-4
1.35
139
17-3
0.60
17-38
0.48
LANE
134
136
17-23
0.48
17-28
7.50
244
98
17-2
0.56
262
17-30
0.48
120
134
17-24
0.48
139
119
17-1
0.49
337
163
152
135
17-25
0.48
17-29-1
10.10
700
LAFAYETTE ROAD
17-41-2
2.14
273
17-26
0.48
17-28
7.50
282
17-27
0.20
207
17-41-1
2.94
229
356
17-29-2
5.30

034123

2000 JUN 28 AM 11:21

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Louise O. Thaden, Trustee of the Louise O. Thaden Revocable Trust - 1994, of 34 Goose Point Drive, Kittery Point, County of York and State of New Hampshire, for consideration paid, grant to Maria Gehrmann, of 33 Birch Road, North Hampton, County of Rockingham and State of New Hampshire, with WARRANTY covenants, the following described premises:

A certain tract of land situate in North Hampton, County of Rockingham and State of New Hampshire, on the Northerly side of Juniper Road, so-called, being shown as Lot No. 7 on plan entitled "Woodridge" by John W. Durgin, C.E., November, 1963, and recorded with the Rockingham County Registry of Deeds, bounded and described as follows:

Beginning at a point at the southwesterly corner of Lot #6 on said plan at Juniper Road and proceeding North 8° 00' East a distance of 299.36 feet to a point at land now or formerly of Lillian D. Hartigan; thence turning and running South 54° 43' West along land now or formerly of Woodridge Associates a distance of 293.06 feet to a point; thence turning and running South 24° 14' East along the Easterly sideline of Lot #8 on said plan a distance of 160.00 feet to a point on said Juniper Road; thence turning and running along said Juniper Road on a curve a distance of 135.00 feet to the point of beginning. Containing 41,322 square feet.

Subject to Protective Covenants as enumerated on the above mentioned plan and applicable Zoning Regulations of the Town of North Hampton, New Hampshire.

Meaning and intending to convey the same premises conveyed to this grantor by deed of William V. Thaden and Louise O. Thaden dated November 22, 1994 and recorded in the Rockingham County Registry of Deeds in Book 3081, Page 1393.

WITNESS my hand and seal this 26 day of June, 2000.

Louise O. Thaden Revocable Trust - 1994

Louise O Thaden - Trustee

Louise O. Thaden, Trustee

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
Rockingham, SS. June 26, 2000

Then personally appeared the said Louise O. Thaden, Trustee of the Louise O. Thaden Revocable Trust - 1994, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

Veronica J Longwell
~~Notary Public~~/Justice of the Peace
My Commission Expires 2-14-2001

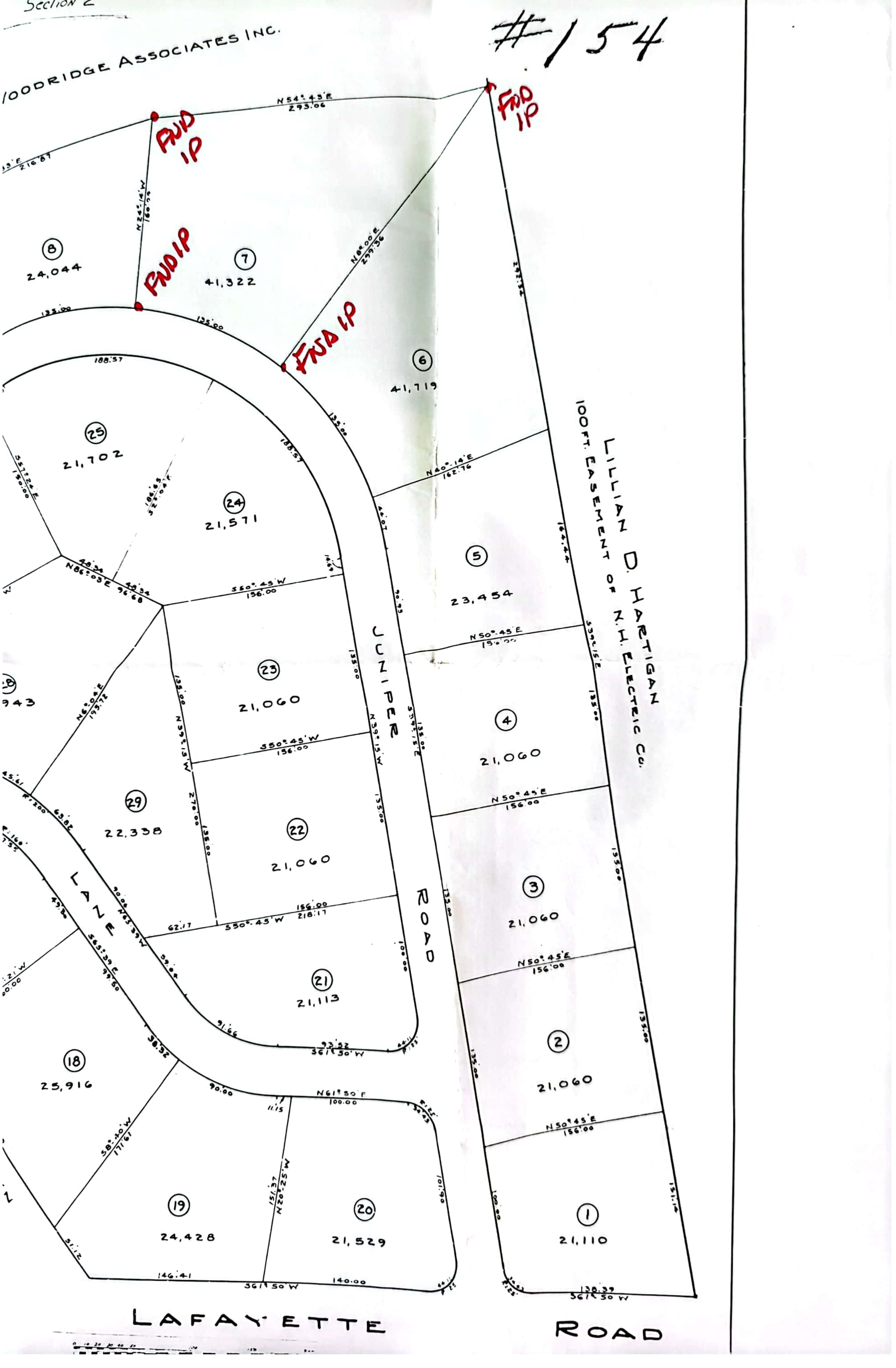
Veronica J. Longwell

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND 1 HUNDRED AND 20 DOLLARS

MO. DAY YR.		AMOUNT
062800	439290	$120.00

VOID IF ALTERED

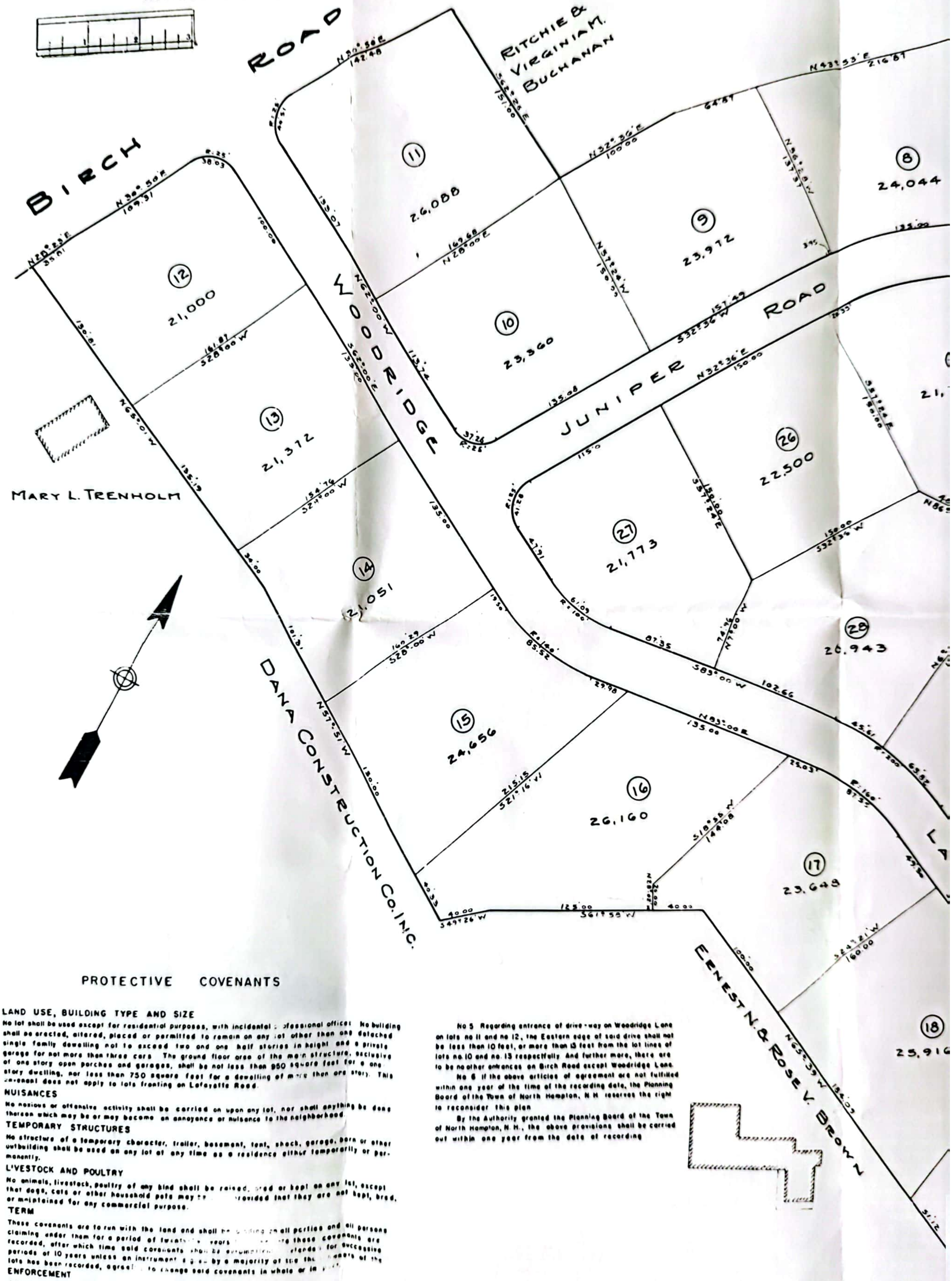
#154


Section 2
WOODRIDGE ASSOCIATES INC.
N54°43'E
293.06
216.87
FND IP
FND IP
FND IP
FND IP
N24°14'W
160.75
⑧
24,044
⑦
41,322
N8°00'E
239.36
292.52
135.00
135.00
188.57
⑥
41,719
135.00
188.57
㉕
21,702
150.00
186.65
㉔
21,571
N40°14'E
162.76
46.07
LILLIAN D. HARTIGAN
100 FT. EASEMENT OF N.I. ELECTRIC CO.
164.44
⑤
23,454
N86°03'E 96.68
48.34
48.34
S50°45'W
156.00
90.95
N50°45'E
156.00
㉓
21,060
135.00
N39°15'W
135.00
JUNIPER
ROAD
④
21,060
S39°15'E
135.00
N6°02'E
193.72
943
S50°45'W
156.00
㉙
22,338
270.00
135.00
㉒
21,060
N50°45'E
156.00
③
21,060
135.00
LANE
R=200
63.82
45.61
S65°39'E
93.80
N65°39'W
90.00
62.17
S50°45'W
218.17
156.00
100.00
135.00
㉑
21,113
N50°45'E
156.00
②
21,060
135.00
93.52
S61°50'W
91.66
38.32
90.00
⑱
25,916
N61°50'E
100.00
11.15
34.43
N50°45'E
156.00
S8°40'W
177.61
N20°25'W
151.37
101.00
100.00
151.14
⑲
24,428
⑳
21,529
①
21,110
51.12
146.41
S61°50'W
140.00
138.39
S61°50'W
LAFAYETTE
ROAD

OWNERS: Woodridge Assoc. Inc
Lafayette Road
North Hampton N.H.
ZONE:- Residential
ENGINEERS: John W. Durgin
PLAN APPROVED DATE

NORTH HAMPTON PLANNING BOARD

SECTION



1
2
3
BIRCH ROAD
WOODRIDGE
WOODRIDGE
JUNIPER ROAD
RITCHIE & VIRGINIA M. BUCHANAN
MARY L. TRENHOLM
DANA CONSTRUCTION CO. INC.
ERNEST N. & ROSE V. BROWN
11
26,088
12
21,000
13
21,312
14
21,051
15
24,656
16
26,160
17
23,649
18
25,916
8
24,044
9
23,912
10
23,360
26
22,500
27
21,773
28
20,943
N 30° 50' E 142.48
N 30° 50' E 109.31
N 43° 53' E 216.87
N 32° 36' E 100.00
N 28° 00' E 169.68
S 28° 00' W 161.87
S 24° 00' W 154.76
S 28° 00' W 160.29
S 21° 16' W 215.15
S 32° 36' W 157.49
N 32° 36' E 150.00
S 32° 36' W 150.00
S 83° 00' W 102.66
N 83° 00' E 135.00
S 18° 35' W 144.08
S 61° 55' W 125.00
S 49° 26' W 40.00
S 24° 21' W 160.00
N 57° 51' W 180.00
N 65° 01' W 135.19
N 22° 00' W 113.74
S 62° 00' E 135.20
N 57° 28' W 150.00
N 36° 29' W 137.37
S 57° 24' E 150.00
N 7° 00' W 74.96
N 63° 39' W 136.03
R=25'
R=100'
R=150'
R=200'

PROTECTIVE COVENANTS

LAND USE, BUILDING TYPE AND SIZE

No lot shall be used except for residential purposes, with incidental professional offices. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dewelling not to exceed two and one half stories in height and a private garage for not more than three cars. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 950 square feet for a one story dwelling, nor less than 750 square feet for a dewelling of more than one story. This covenant does not apply to lots fronting on Lafayette Road.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

LIVESTOCK AND POULTRY

No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

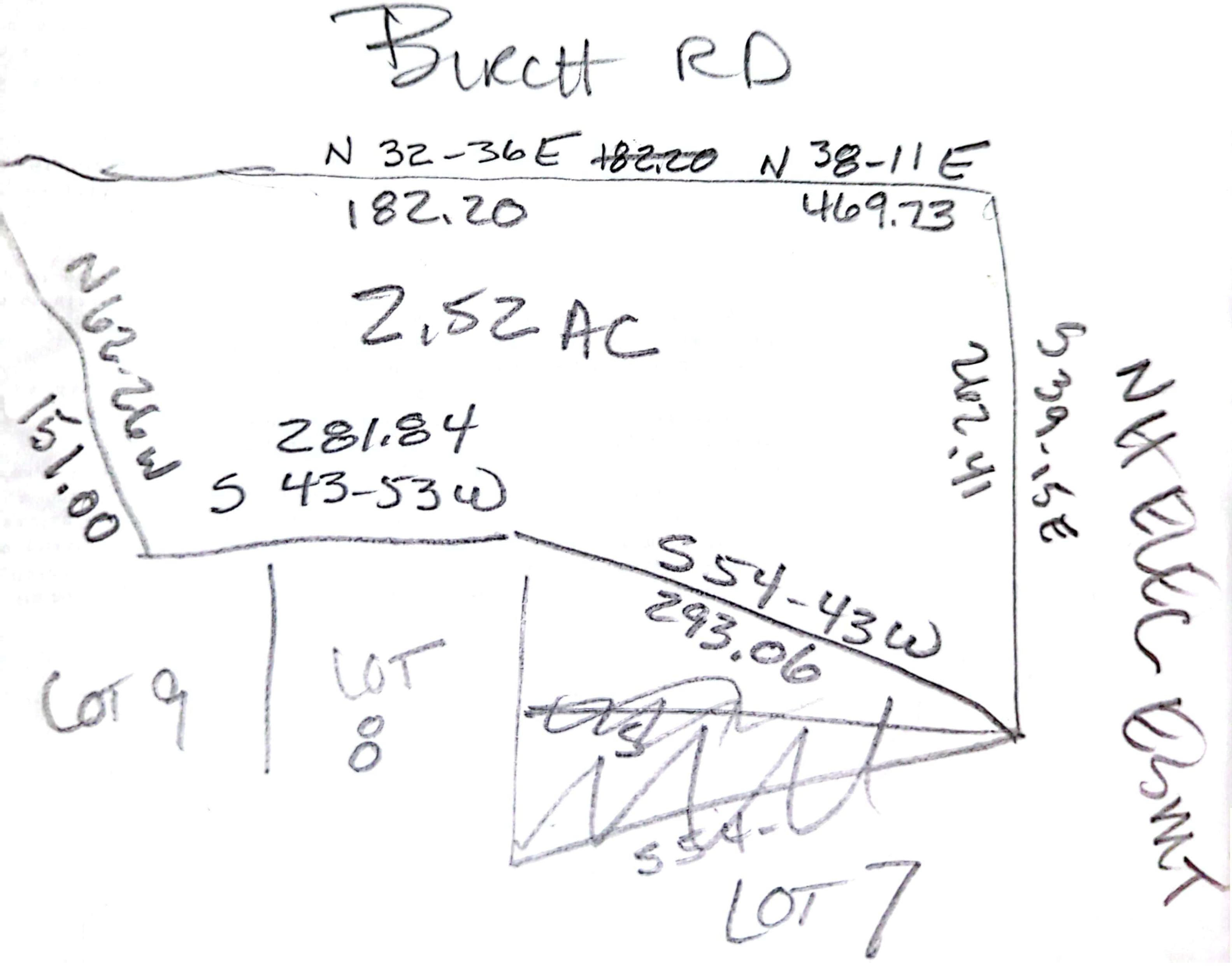
TOWN REQUIREMENTS

No 1 All water mains and entrances to all lots to be installed prior to the final surfacing of the road with the so called "[illegible]

No 5 Regarding entrance of drive-way on Woodridge Lane on lots no 11 and no 12, the Eastern edge of said drive shall not be less than 10 feet, or more than 15 feet from the lot lines of lots no. 10 and no. 13 respectfully. And further more, there are to be no other entrances on Birch Road except Woodridge Lane.

No 6 If the above articles of agreement are not fulfilled within one year of the time of the recording date, the Planning Board of the Town of North Hampton, N H reserves the right to reconsider this plan

By the Authority granted the Planning Board of the Town of North Hampton, N. H., the above provisions shall be carried out within one year from the date of recording


Burctt RD
N 32-36E ~~182.20~~ N 38-11 E
182.20
469.73
2.52 AC
N62-26W
151.00
281.84
S 43-53W
262.41
S39-15E
NH ELEC ESMT
S54-43W
293.06
S54-
LOT 9
LOT 8
LOT 7